

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JANUARY 13, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Hall noted that S97-CW-6CP, an Out-of-Turn Plan Amendment in the Mason and Providence Districts concerning the Baileys Crossroads Revitalization area, was not quite ready for public hearing and MOVED THAT THE HEARING BE HELD ON JANUARY 26, 2000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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Commissioner Koch noted that further deferral of the AT&T proposal for a monopole at Fair Oaks Hospital was necessary. He therefore MOVED THAT THE CONTINUATION OF THE PUBLIC HEARING ON 2232-Y99-12 BE FURTHER DEFERRED UNTIL JANUARY 20, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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Commissioner Byers announced his intention to defer the public hearing on RZ-1999-MV-053 and FDP-1999-MV-053, JCE, Inc., from February 17, 2000 to March 16, 2000.

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Commissioner Alcorn reminded the Commission that the Residential Development and Infill Committee would meet on Wednesday, January 19, 2000 at 7:30 p.m. in the Board Conference Room.

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Chairman Murphy reminded the Commissioners that Financial Disclosure forms were due on Friday, January 14, 2000.

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Commissioner Byers noted that FS-D97-63, a "Feature Shown" application in the Dranesville District, had a deadline of January 17, 2000. Commissioner Downer explained that the applicant in that matter, Bell Atlantic, was awaiting additional input from the Federal Aviation Administration. Mr. David Jillson, Planning Division, Department of Planning and Zoning, stated that the applicant had agreed to an extension of the deadline to April 16, 2000.

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Following a length discussion of the issues raised by these applications, Commissioner Alcorn MOVED THAT WE DEFER (DECISION ONLY ON RZ-1998-PR-026 AND FDP-1998-PR-026, CHRISTOPHER MANAGEMENT, INC.,) AGAIN TO A DATE CERTAIN OF WEDNESDAY, JANUARY 19, 2000.

Commissioners Thomas and Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for tonight's agenda items:

1. 2232-Y99-2 - FAIRFAX COUNTY PARK AUTHORITY
2. RZ-1999-PR-040 - BATALL BUILDERS/AMANDA, LC
3. SEA-91-D-021 - THOMAS A. & ANNE C. DIBENEDETTO
4. SE-99-V-039 - U-HAUL INTERNATIONAL, INC.

This order was accepted without objection.

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2232-Y99-2 - FAIRFAX COUNTY PARK AUTHORITY - Appl. under provisions of Sect. 15.2-2232 of the Code of Virginia, as amended, to lease approx. 28 ac. of land owned by the

Fairfax County School Board on Stonecroft Blvd. in Chantilly,
& develop the leased property for use as a public park with
recreation facilities. Tax Map 43-2((1))1 pt., 1A pt. SULLY
DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Chris Hoppe, Planning and Development Division, Park Authority, presented brief background information on other Park Authority recreation centers in the County. He spoke about the need for a recreation center in the western end of the County and noted that funding was included in the 1998 bond referendum to provide such a center. He added that an adequate road network was available to serve the proposed park. He explained the process used to determine the type of facilities to be included at the park and added that sufficient parking was planned. Mr. Hoppe pointed out that the subject property would be shared with the Fairfax County School Board and that all stormwater management and lighting issues had been addressed.

Mr. Hoppe responded to questions from Commissioner Byers regarding the facilities to be included in the proposed field house.

Mr. Hoppe responded to questions from Commissioner Downer regarding the need for ball fields in western Fairfax County and the possibility of a nature center or wildlife habitat on the subject property.

In response to a question from Commissioner Harsel, Mr. Hoppe said that he believed there to be a definition of a multiple resource park in the Comprehensive Plan; but, if not, that there definitely was one in the Park Authority's Master Plan.

In response to Commissioner Downer's inquiry, Mr. Paul Baldino, Director, Park Authority, explained the Authority's efforts to acquire land in western Fairfax County for ball fields.

There being no further questions or comments, Chairman Murphy recited the rules for public testimony and called for speakers from the audience.

Stephen Fox, Esquire, with McCandlish & Lillard, said that he represented the owner of Lot 12C, a parcel abutting the subject property. He explained that the owner, Goochland Corporation, did not oppose the Park Authority's proposal, but wished to note for the record that parcel 12C lacked a deeded easement or other right-of-way to the public road. He suggested that the most expeditious way of addressing this situation would be to incorporate interparcel access in the plans for the proposed park, recreation and school development on the subject property. (A letter from Mr. Fox, outlining his client's concern, is in the date file.)

Mr. Fox responded to questions from Commissioners Koch and Byers regarding access to Lot 12C.

In response to a question from Chairman Murphy, Mr. Fox stated that his client's property was undeveloped.

There being no further speakers, Chairman Murphy called upon Mr. Hoppe for a rebuttal statement. Mr. Hoppe declined and Mr. Jillson had no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT WE FIND THAT THE PROPOSAL SET FORTH IN 2232-Y99-2, BY THE FAIRFAX COUNTY PARK AUTHORITY, FOR A PUBLIC PARK WITH RECREATIONAL FACILITIES AND ASSOCIATED IMPROVEMENTS ON THE 28 ACRE SITE LOCATED ON STONECROFT BOULEVARD IS IN SUBSTANTIAL ACCORD WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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RZ-1999-PR-040 - BATAL BUILDERS/AMANDA, LC - Appl. to rezone from R-1 to R-5 to permit residential development at a density of 4.61 du/ac on property located on the N. & S. sides & at the E. terminus of Amanda Pl., approx. 1,400 ft. E. of its intersection Cedar Ln. on approx. 8.68 ac. Comp. Plan Rec: 3-4 du/ac w/two options for 4-6 du/ac & 5-8 du/ac. Tax Map 49-1((1))32, 32A, 33, 34, 39, 40, 40A, 41 & a portion of the public right-of-way for Amanda Pl. to be vacated and/or abandoned. (Approval of this appl. may enable the vacation and/or abandonment of a portion of the public right-of-way for Amanda Pl. to proceed under Sect.15.2-2272 (2) & other appropriate sections.) PROVIDENCE DISTRICT. PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton & Williams, reaffirmed the affidavit dated November 11, 1999. There were no disclosures by Commission members.

Ms. Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. McDermott explained that 8 parcels had been consolidated for the proposed development. He commented on the surrounding land uses and the Plan Amendment process that led to this rezoning application. He stated that the applicant planned a development of 40 homes on 8.68 acres, resulting in a density of 4.6 dwelling units per acre. He noted that additional landscaping was proposed that would enhance the substantial tree save.

In response to a question from Commissioner Wilson, both Mr. McDermott and Ms. Lewis confirmed that there would be sidewalks on both sides of the street.

Mr. McDermott responded to questions from Commissioner Harsel concerning the density range in the Comprehensive Plan and the applicant's intention to donate computers to the nearby Thoreau Intermediate School.

In reply to Commissioner Hall's suggestion that perhaps computer services were more badly needed than hardware, Mr. McDermott stated that he would be working with Commissioner Smyth, Supervisor Connolly's office and school representatives to determine the school's needs.

Chairman Murphy called for speakers from the audience.

Mr. Ken Quincy, 8225 Bucknell Drive, Vienna, representing Dunn Loring Woods, spoke in opposition. He said the proposal was too dense and that drainage problems had not been adequately addressed.

Mr. Linus Upson, 2601 Dennis Drive, Vienna, said he did not object to the applicant's plans; however, he asked that pedestrian access to the nearby community swimming pool on Cottage Street be provided. He suggested that the County's planning staff consider the larger picture when forming recommendations, not just the properties in the immediate area.

Ms. Lewis responded to questions from Commissioner Byers regarding the proposed buffer areas and from Commissioner Wilson regarding pedestrian walkways and the planned cul-de-sacs.

There being no further speakers, Chairman Murphy called upon Mr. McDermott for a rebuttal statement.

Mr. McDermott explained that the applicant could not provide direct pedestrian access to Cottage Street because there was intervening property not owned by the applicant. He stated that the same situation applied to pedestrian access to Thoreau Intermediate School. Mr. McDermott said that this proposal for single family detached dwellings was more compatible with existing development than townhouses. He added that Proffer No. 10 outlined the applicant's commitment to stormwater management.

There being no further comments or questions from the Commission and Ms. Lewis having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-1999-PR-040, SUBJECT TO THE EXECUTION OF PROFFERS DATED JANUARY 12, 2000.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Harsel abstaining.

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SEA-91-D-021 - THOMAS A. & ANNE C. DIBENEDETTO - Appl. under Sect. 3-304 of the Zoning Ord. to amend SE-91-D-021 for an office in the R District to permit a change in development conditions on property located at 6913 Old Dominion Dr. on approx. 11,108 sq. ft. of land zoned R-3, HC, SC & CR. Tax Map 30-2((7))(11) 6, 7, & 8. DRANESVILLE DISTRICT. PUBLIC HEARING.

Mr. Thomas DiBenedetto, the applicant, reaffirmed the affidavit dated June 4, 1999. There were no disclosures by Commission members.

Commissioner Downer asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, she asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Chairman Murphy closed the public hearing and recognized Commissioner Downer for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED THAT WE RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF SEA-91-D-021, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1.

Commissioners Byers and Hall seconded the motion which carried by a vote of 11-0-1 with Commissioner Koch abstaining.

Commissioner Downer MOVED TO RECOMMEND WAIVER OF THE SERVICE DRIVE REQUIREMENT FOR THE CONTINUATION OF THE EXISTING USE ONLY.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Koch abstaining.

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SE-99-V-039 - U-HAUL INTERNATIONAL, INC. - Appl. under Sect. 9-618 of the Zoning Ord. to permit an increase in FAR on property located at 8207 Terminal Rd. on approx. 2.53 ac. zoned I-6. Tax Map 99-3((1))26. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Ms. Jane Kelsey, with Kelsey and Associates, reaffirmed the affidavit dated January 6, 2000. There were no disclosures by Commission members.

Ms. Cathy Seibert, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Kelsey explained that this was a straight forward application to increase the floor area ratio (FAR) to 0.88 for a self-service storage facility. She stated that the facility would have an appearance similar to that of an office building and was in conformance with the recommendations of the Comprehensive Plan. Ms. Kelsey said that the proposal would be an improvement to the site and that no citizen opposition had been expressed.

Commissioner Byers explained how the applicant had met the requests of the Newington Civic Association regarding landscaping, building materials, and outdoor storage and noted that the word "trunk" in Condition #15 should be changed to "truck."

In response to a question from Commissioner Wilson, Mr. Ken Fite, marketing director for U-Haul International in the Virginia area, explained that U-Haul had been in the self-storage business for more than 22 years and currently had five facilities in Northern Virginia.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Byers for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-99-V-039, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1, WITH THE ONE CHANGE (TO CONDITION #15) THAT I MENTIONED TONIGHT.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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ADJOURNMENT

January 13, 2000

The meeting was adjourned at 10:50 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: November 1, 2000

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission